

Nelson, Brierfield and Reedley Committee – Planning Update Report - 3rd June 2024

23/0507/FUL Land To The North Of Spurn Clough Cottage, Greenhead Lane, Reedley

Following the publication of the Committee report, additional comments have been received from members of public raising that alternative sites should be investigated further than is detailed in alternative sites search submitted with the application. We have no reason to challenge the veracity and adequacy of the alternative sites search.

Lancashire Fire and Rescue Service have responded to the additional technical information in relation to fire suppression to mitigate the risk fire spreading between units separated by less than 6m. The fire service has accepted that information and that acceptable control of pollution from runoff water can be controlled by condition.

Suitable wording of conditions has not yet been finalised and therefore the recommendation remains to Delegate Grant Consent subject to agreement of the wording of conditions with Lancashire Fire and Rescue.

23/0833/FUL Jamia Masjid Usman Ghani Mosque, Stanley Street, Brierfield

Amended plans significantly altering the design and reducing the height of the building and a car park survey have been submitted. These were received today, to allow time for the revised application to be fully considered and consulted on it is recommended that the determination of the application is deferred.

24/0237/VAR - Land to the North of Rockwood, Halifax Road, Nelson

Following the publication of the Committee report, additional comments have been received from members of public. These can be summarised as follows:

- The revised proposal is an improvement on the previous scheme but concerns remain regarding the elevation of the plots and lack of affordable housing.
- Concerns that the footpath could be narrowed and/or impacted by large fences.

Officer Comments

There is no requirement for affordable housing provision and impact on public rights of way is addressed in the report. The recommendation remains to Delegate Grant Consent subject to the receipt of acceptable details of proposed levels.

24/0278/HHO - 129 Marsden Hall Road North

Following the publication of the Committee report, additional comments have been received from members of public. These can be summarised as follows:

- Design not in keeping with the scale character, or appearance of the area
- Loss of views
- Would exacerbate already existing issue of parking and traffic
- Inappropriate development
- Contrary to policy
- Same proposal as the planning applications which were refused before

Officer Comments

These issues have either been raised and addressed in the original report or are not matters of planning consideration. Therefore, this does not change the overall recommendation, which is to refuse permission.